



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

December 3, 2021

Phillip A. Ash
3240 19th St., NW
Washington, DC 20010
philash@gmail.com

RE: 3240 19th St NW - Zoning Determination for 21-Z-PDRM-00228

Dear Phillip Ash:

This letter is a summary of the Preliminary Design Review Meeting (21-Z-PDRM-00228) that you recently had with Ramon Washington of my staff. We found that the project described below would not need BZA relief for lot occupancy requirements because that relief was already provided in 2016 under BZA Special Exception Case No.19260.

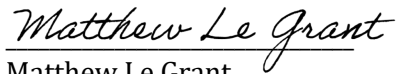
The project entails a proposed new roof over an existing first floor deck and to also add screens to the sides, to change the open deck into a screen-in porch. The footprint would not be expanded beyond the existing deck footprint, **so the lot occupancy is not increasing.**

The current deck railing would be replaced with longer posts to allow for a 8-10' ceiling. The roof would be relatively flat with proper drainage. The sides would be screened inside of the existing railings. No siding or other bulky materials would be added. The deck would remain as unconditioned space. A sliding screened door would be added to the top of the exterior stairs, which would not be altered in any way. Ceiling electric/lighting would be added. Attached are images of the original floor plans. Plans for the new work will be submitted for a building permit.

Accordingly, when the building permits are filed for, I will approve permits consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely,


Matthew Le Grant
Zoning Administrator

Attachments: Plan set

Reviewer: Ramon Washington

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 3240 19th St NW to Ash 12-3-21

